

**MINUTES - PUBLIC HEARING
WAUKESHA COUNTY PARK AND PLANNING COMMISSION
TO CONSIDER THE ADOPTION OF THE UPDATED WAUKESHA COUNTY
DEVELOPMENT PLAN AND 2009 AMENDMENTS TO THE PLAN
Thursday, December 11, 2008, 7:00 p.m., Waukesha County Exposition Center**

CALL TO ORDER

Pat Haukohl, Chairperson, Waukesha County Park and Planning Commission called the Public Hearing to order at 7:00 p.m.

Waukesha County Park and
Planning Commission Members
Present:

Pat Haukohl, Chairperson
Bonnie Morris
Bob Peregrine

Gary Goodchild
Jim Siepmann

Walter Kolb
Bill Mitchell

Commission Members
Absent:

None

Staff Members Present:

Dale Shaver, Director
Richard L. Mace, Planning and Zoning Manager
Kathy Brady, Secretary Supervisor
Mark Mader, County Board, Chief of Staff
Ann Olson, Legislative Policy Advisor
Jerry Braatz, UW Extension
Don Dittmar, Land Information Systems Manager
Duane Grimm, Park System Manager
Sandy Scherer, Senior Planner
Jason Fruth, Senior Planner
Amy Barrows, Senior Land Use Specialist
Andrea Hedemann, Land Use Specialist
Sheri Mount, Senior Land Use Specialist
Peggy Tilley, Senior Land Use Specialist
Mary Finet, Senior Land Use Specialist

Waukesha County Board
Members Present:

Pauline Jaske
Ted Rolfs

Fritz Ruf
Gilbert Yerke

Pamela Meyer
Dave Swan

Guests Present:

Susan Sager
Kori Schneider-Peragine
William Zaborowski
Marlin Johnson
Betty Coroenewold
David Pifer
Alan Hadica
Mackay Riemanschneider
Keith Butterfield
Jeff Strasser
David Mann

Linda McAlpine
Betsy Foss-Campell
John Davis
Diane Zakrzewski
Robert Pledl
Bob Douglas
Jim Hilden
Kate Martin
Barbara Good
Mike Finley
Mark Dieball

Barb Holtz
Claire Peiffer
Monica Murphy
Sandy Campbell
Roger Franklin
Bill Freisleben
Dan Szczap
Tim Barbeau
Bill Rademan
Morgan Petersen
Bruce Kaniewski

Adoption of the Updated Waukesha County Development Plan and 2009 Amendments

Guests Present:	Kevin Dieball	Alvin Dieball	Steve Crandell
(Continued)	Mary Peschel	Rick Kania	Victoria Vieng
	Gary Lake	Marilyn Haroldson	Leah Hamack
	Bernie Juno	Kathy Mayer	Brian Peters
	Don Johnson	Christine Hopkins	Colleen Terry
	Ron Hopkins	Heather McGuire	Bill Ohm
	Paul Kanter	Jeff Hynes	Bobby Sinclair
	Sister Barbara Pfarr	Dave Anderson	

Mr. Shaver, Director of the Department of Parks and Land Use presented a short overview of the process used to update to the Plan.

Chairperson Haukohl indicated the Commission would be listening to all comments made from the public and then Staff will make recommendations to the Waukesha County Park and Planning Commission at their January 22, 2009, meeting. She specified that public comment would be heard at this time from anyone who had signed up to speak.

Mr. Dan Szczap, representing Bielinski Homes, LLC, requested that an approximate 30-acre parcel in the Town of Waukesha, located at the northwest corner of Arcadian Avenue (S.T.H. 59) and Springdale Road remain in the Medium Density Residential category as shown on the existing plan. He said the updated plan indicates the property being designated in the Low Density Residential category. He further explained that Bielinski has been working with the Towns of Waukesha and Brookfield during the past year and have agreed to detach the property from the Town of Waukesha and attach it to the Town of Brookfield so as to be served with Town of Brookfield sewer and water services and has been included in the Brookfield-Elm Grove sanitary sewer service area through a recent amendment approved by SEWRPC the Town and the County. Mr. Mace added that Bielinski Homes, LLC, submitted a detailed formal request to the Planning Division. .

Mrs. Good, from the Town of Merton objected to the proposed change in the location of C.T.H. “KE” which is presented on the updated maps. She indicated it is in direct violation of Ordinance No. 158-R-001 adopted by the County Board on April 23, 2003. The Ordinance stated that C.T.H. “KE” was to be directed north of C.T.H. “K” rather than to the south.

Many speakers commented on the lack of affordable housing in Waukesha County. A summary of their comments are listed below:

- Concern that there is a lack of affordable housing and work force housing in Waukesha County and the proposed Smart Growth Plan does not provide practical affordable housing for now and in the future.
- Forty one (41%) percent of Waukesha County’s work force live outside of Waukesha County because they cannot afford to live here and due to the aging population in Waukesha County, there is an increasing need for health care workers. There is a high turnover for healthcare workers because they have to travel so far to get to work.

Adoption of the Updated Waukesha County Development Plan and 2009 Amendments

- Work force housing should be part of the strategies in the Plan and there is nothing in the Plan which assures workforce housing.
- Waukesha County could take several actions to facilitate the production of affordable housing, such as creating an inventory of public and private land suitable for affordable housing, create a level of accountability for each community and have the information available to the public.
- Waukesha County should implement a housing trust fund of its own.
- It is very difficult to find affordable and accessible housing for people with disabilities in Waukesha County.
- Many communities in Waukesha County are resistant to multi-family housing.
- Land is costly, there are limited financing resources and regulatory barriers preventing affordable housing in Waukesha County.
- Waukesha County must work with local housing advocates to create a housing trust which should be established by the County to provide affordable housing.
- The Housing Chapter of the Plan should go “back to the drawing board” to develop real recommendations that will create the needed housing.
- No other metropolitan area in the country has a smaller percentage of minority residents in its suburbs as Waukesha County.
- Many communities equate multi-family housing to African-American residents which results in local resistance.
- Additional affordable workforce housing is needed throughout the County, because if a person is good enough to work in Waukesha County, they should be good enough to live in Waukesha County. Currently the average home price in Waukesha County is \$200,000, due to the low wages of health care workers, etc. they are not able to afford housing in Waukesha County.
- A community needs assessment was completed and it was determined that transportation, health care, education, housing, job security, etc. were the most important concerns, with more affordable housing being a major concern.
- Businesses will be lost because of the high price of gasoline and workers cannot afford to drive long distances to work. Affordable housing must be located near the businesses that need workers.

Ms. Heather McGuire from Yaggy Colby Associates representing the Ausblick Inc. property (private ski hill), on South Silver Spring Drive and Mary Hill Road in the Town of Lisbon. Currently, half of their land is designated in the Recreational category and half in the Low Density Residential and Rural Density category. The request is for the entire property to be designated in the Recreational category. Mr. Mace indicated that Yaggy Colby has submitted a detailed formal request to the Planning Division.

County Board Supervisor Rolfs expressed concern with the C.T.H. “KE” mapping, south through the Good property in the Town of Merton. He asked that the “error” be corrected and C.T.H. “KE” be re-routed to the north as the County Board’s decision stated in 2003.

Mr. Dave Anderson, representing Halquist Stone in the Town of Lisbon and the Town of Merton where he resides expressed concerns that the County should be setting aside additional lands for extraction areas containing essential limestone resources for future land uses. He felt the maps were insufficient when it comes to resources of limestone. The updated map for the Plan shows that Villages and other municipalities,

Adoption of the Updated Waukesha County Development Plan and 2009 Amendments

that do not fall under the County's jurisdiction, are removing some of the extractive areas. He felt this was a dire mistake because limestone is the foundation of the economy. Without limestone, houses, roads, buildings, homes, hospitals, churches, schools, etc. would not be possible and the County should reserve and protect additional extractive areas. The local economy and businesses will suffer, there will be local job losses and once the resources are gone higher premiums will have to be paid to truck in the resources.

Mr. Mace, Planning and Zoning Division Manager, indicated that the following petitioners submitted written requests:

- Bielinski – Town of Waukesha
- Halquist Stone – Town of Lisbon, Villages of Sussex and Lannon and City of Pewaukee
- Ausblick Inc. – Town of Lisbon
- Briggs Property – Town of Vernon
- Racine/Duvernell Property – Town of Vernon
- Norris Academy – Town of Vernon

Chairperson Haukohl indicated that written public comments and requests for amendment may be submitted to the Waukesha County Department of Parks and Land Use – Planning and Zoning Division Staff until the close of business (4:30 p.m.) on January 15, 2009. On January 22, 2009, the Park and Planning Commission will meet to vote on above matters.

The public hearing was closed at 8:14 p.m.

Respectfully submitted,

Bonnie Morris
Secretary, Park and Planning Commission